



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: MARCH 10, 2008

VII.4
ITEM NUMBER:

SUBJECT: PLANNING APPLICATION PA-07-53
257 16TH PLACE

DATE: FEBRUARY 28, 2008

FOR FURTHER INFORMATION CONTACT: WENDY SHIH, ASSOCIATE PLANNER 714.754.5136

DESCRIPTION

The applicant is proposing to construct a 3-unit, 2-story residential common interest development with variances from driveway parkway landscaping and vehicle back out distance requirements, a minor modification for reduced driveway width, and a minor design review for second-to-first floor ratios and average second floor left side setbacks.

APPLICANT

John Steed is the property owner and applicant for this project.

RECOMMENDATION

Deny by adoption of Planning Commission resolution.


WENDY SHIH
Associate Planner


KIMBERLY BRANDT AICP
Asst. Development Services Director

PLANNING APPLICATION SUMMARY

Location: 257 16th Place Application: PA-07-53

Request: 3-unit, 2-story residential common interest development with variances from driveway parkway landscaping and vehicle back out distance requirements, a minor modification for reduced driveway width, and a minor design review for second-to-first floor ratios and average second floor left side setbacks.

SUBJECT PROPERTY:

Zone: R3
 General Plan: High Density Residential
 Lot Dimensions: 50 ft. x 135.08 ft.
 Lot Area: 6,754 sq.ft.
 Existing Development: Single-family residence (to be demolished).

SURROUNDING PROPERTIES:

North: Surrounding properties
 South: are all multi-family
 East: residential zoned
 West: and developed.

DEVELOPMENT STANDARD COMPARISON

Development Standard		Required/Allowed		Proposed/Provided	
Lot Size:					
Lot Width		100 ft.		50 ft. ¹	
Lot Area		12,000 sq. ft.		6,754 sq.ft. ¹	
Density:					
Zone/General Plan		1 du/2,178 sq.ft.		1 du/2,251 sq.ft.	
Building Coverage:					
Buildings		N/A		30% (1,992 sq.ft.)	
Paving		N/A		30% (2,059 sq.ft.)	
Open Space		Minimum 40% (2,701 sq. ft.)		40% (2,703 sq.ft.)	
TOTAL		100%		100%	
Private Open Space:		Minimum 10 ft. dimension		Minimum 10 ft. dimension	
Building Height:		2 stories/27 ft.		2 stories/24 ft.	
Ratio of 2 nd floor to 1 st floor ² :		<u>Front Bldg.</u> 80% (638 sq.ft.)	<u>Rear Bldg.</u> 80% (955 sq.ft.)	<u>Front Bldg. (Unit A)</u> 105% (840 sq.ft.)	<u>Rear Bldg.</u> (Units B and C) 122% (1,454 sq.ft.)
Setbacks:					
Front		20 ft.		20 ft.	
1 st Floor Side (left/right)		5 ft./5 ft.		5 ft./13 ft.	
2 nd Floor Side ² (left/right)		10 ft. average		<u>Front Bldg. (Unit A)</u> 5 ft./13 ft.	<u>Rear Bldg.</u> (Units B and C) 5 ft./17 ft.
Rear (1 st floor/2 nd floor)		10 ft./15 ft.		10 ft./15 ft.	
Parking:					
Covered		3		5	
Open		4		1	
Guest		3		3	
TOTAL		9 Spaces		9 spaces	
Driveway Width		16 ft.		10 ft. ³	
Vehicle Back Up Distance		25 ft.		21 ft. ⁴	
Parkway Landscaping		Minimum 5 ft. on house side; 10 ft. combined width		0 ft. on house side; 4 feet combined width ⁴	
CEQA Status		Exempt, Class 32			
Final Action		Planning Commission			

- 1 Existing, nonconforming.
- 2 Residential design guidelines.
- 3 Minor Modification requested.
- 4 Variance requested.

BACKGROUND/PROJECT DESCRIPTION

The subject property is located near the southeast corner of Westminster Avenue and 16th Place. It is zoned R3 (Multiple-Family Residential) with a General Plan designation of High Density Residential.

The applicant proposes to demolish the existing single-family residence and construct a 3-unit (two 2-bedroom and one 1-bedroom units), 2-story residential common interest development. To accommodate the project, the applicant requests variances from vehicle back-out distance and driveway parkway landscaping requirements, a minor modification from driveway width requirement, and a minor design review for not meeting recommended Residential Design Guidelines with respect to second-to-first floor ratio and second floor side setbacks.

If the project is approved, a parcel map will be required to be approved and recorded before building permits can be issued for the construction of the units. The applicant is aware of this requirement but did not want to incur the cost of having the map prepared until Planning Commission acted on the subject application.

ANALYSIS

Variances

Vehicle Back-Out Distance

The applicant requests approval of a variance from the 25-foot vehicle back-out distance requirement to accommodate the project. According to Transportation Services Division, the back-out distance may be reduced to 23 feet for an 18-foot wide double garage door or 9-foot wide single wide door. However, the applicant proposes 21 feet to the landscape curb for the 3 garage spaces between units B and C. Although there is a 24-foot setback between the garage spaces and the right side property line, removal of any landscaping would result in a shortage of open space.

It is staff's opinion that application of the vehicle back-out requirement will not deprive the property of privileges enjoyed by others in the vicinity under the same zoning district because the nonconforming lot width and area do not preclude a project from providing adequate on-site circulation. There have been many projects on nonconforming lots that were successfully designed to meet this requirement. The proposal also lacks an on-site turnaround area to allow all vehicles to exit in a forward direction. The 2 guest parking spaces at the rear of the lot are required to back out more than 100 feet on to 16th Place. It is staff's opinion that the insufficient on-site circulation creates an unsafe project design.

Driveway Parkway Landscaping

The applicant also requests approval of a variance from driveway parkway landscaping (5 feet minimum on house side and 10 feet combined width required; 0 feet on house side and 4 feet combined width proposed).

It is staff's opinion that the lot's nonconforming 50-foot width (100 feet required) creates the justification for approval of a variance from driveway parkway landscaping requirement since the nonconforming lot provides limited area to accommodate the required 16-foot driveway, 5-foot side building setback, and a 10-foot combined width for driveway parkway landscaping. However, the intent of the driveway parkway landscaping requirement was to provide visual relief for common driveways serving multiple dwelling units. It is staff's opinion that the 3-foot landscape strip (2.5 feet after installation of a 6-inch curb) along the right side property line and a 1.5-foot (.5-foot after installation of a 6-inch curb) strip between driveways are not sufficient in breaking up the paving that is visible from the street. Specifically, approximately half of the lot is proposed to be paved within the front setback and no landscaping is provided along the left side of the driveway behind the front setback.

Although staff feels that special circumstances to the property exist to justify approval of a variance for reduced driveway parkway landscaping, staff is not recommending approval of the proposed design because it does not meet the intent of the driveway parkway landscaping requirement.

Design Review

Proposed residential common interest developments are subject to a design review, which requires Planning Commission consideration. This allows review of the structures' scale, site planning, landscaping, appearance, and any other applicable features relative to a compatible and attractive development.

The exterior elevations of the proposed structures will consist of stucco, stone veneer, fiber-cement siding, foam trim around windows and doors, and composition shingle roofing. The structures will be 24 feet high (maximum 27 feet allowed) and each unit will have an adjoining patio area in compliance with Code requirements.

To minimize second story mass, the City's residential design guidelines recommend that the second floor not exceed 80% of the first floor area and the second story be set back an average of 10 feet from the side property lines. The proposed second floors are 105% and 122% of the first floors, and a 5-foot second floor left side setback. Staff is not opposed to the second-to-first floor ratios since their size and scale are compatible with other 2-story structures in the area. However, it is staff's opinion that although the setbacks and placement of windows are designed to minimize privacy impacts and direct views into windows on adjacent properties, the 5-foot second floor left side setbacks along the entire length of both buildings (27 feet for unit A and 54 feet for units B and C) create stark elevations and a boxy appearance which are inconsistent with the intent of the design guidelines.

Minor Modifications – Driveway Width

The applicant requests approval of a minor modification for reduced driveway width (16 feet required; 10 feet proposed).

Staff typically has no objections to allowing a reduction in the driveway width requirement for a nonconforming wide lot because it allows for additional landscaping on both sides of

the driveway to enhance the development. However, the reduced driveway width along with the requested vehicle back-out variance will not provide adequate on-site circulation. The Transportation Services Division does not support the reduced driveway width because no on-site turnaround area is provided. Therefore, staff does not support the minor modification request.

GENERAL PLAN CONFORMITY

The property has a General Plan designation of High Density Residential. Under this designation a maximum of 3 units are allowed on the site and 3 units are proposed. As a result, if the project is approved, the use and density conforms to the City's General Plan.

ALTERNATIVES

1. If the application is approved, it would allow construction of the proposed 3-unit residential common interest development.
2. If the application is denied, the property could not be constructed as proposed. The applicant could not submit substantially the same type of design for six months.

ENVIRONMENTAL DETERMINATION

The project is exempt from the provisions of the California Environmental Quality Act under Section 15332 for In-Fill Development Projects.

CONCLUSION

The R3 zone of the property would allow a maximum of 3 dwelling units. However, it is staff's opinion that approval of the proposed 3-unit project without adequate on-site turnaround area, reduced driveway width, and insufficient vehicle back-out area, creates an unsafe design that is too intense for the site and constitutes a grant of special privileges inconsistent with limitations upon other properties in the same zoning district. Also, staff believes that the project does not satisfy the intent of the Residential Design Guidelines, and therefore recommends denial.

Attachments: Draft Planning Commission Resolution
 Exhibit "A" - Draft Findings
 Exhibit "B" - Draft Conditions of Approval
 Applicant's Project Description and Justification
 Zoning/Location Map
 Plans

cc: Deputy City Mgr.-Dev. Svs. Director
 Deputy City Attorney
 City Engineer
 Fire Protection Analyst
 Staff (4)
 File (2)

John Steed
15 Balboa Coves
Newport Beach, CA 92663

File: 031008PA0753	Date: 022808	Time: 4:00 p.m.
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RESOLUTION NO. PC-08-

**A RESOLUTION OF THE PLANNING COMMISSION OF THE
CITY OF COSTA MESA DENYING PLANNING APPLICATION
PA-07-53**

THE PLANNING COMMISSION OF THE CITY OF COSTA MESA HEREBY
RESOLVES AS FOLLOWS:

WHEREAS, an application was filed by John Steed, property owner with respect to the real property located at 257 16th Place, requesting approval of a design review to construct a 3-unit, 2-story residential common interest development with variances from driveway parkway landscaping (5 feet on house side and 10 feet combined width required; 0 feet on house side with 4 feet combined proposed) and vehicle back out distance requirements (25 feet required; 21 feet proposed), a minor modification for reduced driveway width (16 feet required; 10 feet proposed), and a minor design review for second-to-first floor ratios (80% maximum recommended; 105 and 122% proposed) and second floor left side setbacks (10-foot average recommended; 5-foot setback proposed) to accommodate the project, in the R3 zone; and

WHEREAS, a duly noticed public hearing was held by the Planning Commission on March 10, 2008.

BE IT RESOLVED that, based on the evidence in the record and the findings contained in Exhibit "A", the Planning Commission hereby **DENIES** Planning Application PA-07-53 with respect to the property described above.

PASSED AND ADOPTED this 10th day of March 2008.

Donn Hall, Chair
Costa Mesa Planning Commission

STATE OF CALIFORNIA)
)ss
COUNTY OF ORANGE)

I, Kimberly Brandt, secretary to the Planning Commission of the City of Costa Mesa, do hereby certify that the foregoing Resolution was passed and adopted at a meeting of the City of Costa Mesa Planning Commission held on March 10, 2008, by the following votes:

AYES: COMMISSIONERS

NOES: COMMISSIONERS

ABSENT: COMMISSIONERS

ABSTAIN: COMMISSIONERS

Secretary, Costa Mesa
Planning Commission

EXHIBIT "A"**FINDINGS**

- A. The information presented does not comply with Costa Mesa Municipal Code Section 13-29(14)(a) in that although the scale of the buildings are compatible with structures in the area, the 5-foot second floor left side setbacks along the entire length of both buildings create stark elevations and a boxy appearance which are inconsistent with the intent of the design guidelines. Additionally, the project as a whole does not include provision of the minimum required vehicle back-out distance, driveway width, and on-site turnaround area.
- B. The proposed project does not comply with Costa Mesa Municipal Code Section 13-29 (g)(1) and (6) because although special circumstances (nonconforming lot width) applicable to the property exist to justify approval of a reduced driveway parkway landscaping, the design of the project does not meet the intent of the requirement because approximately half of the lot within the front setback will be paved and no landscaping will be provided along the left side of the driveway to soften its appearance. The property also does not preclude a project from providing adequate vehicle back-out distance. Approval of the project with a reduced vehicle back-out distance in conjunction with a minor modification for reduced driveway width, a lack of on-site turnaround area, and reduced driveway parkway landscaping, as designed, would be too intense and unsafe for the site and constitute a grant of special privileges inconsistent with limitations upon other properties in the same zoning district.
- C. The project has been reviewed for compliance with the California Environmental Quality Act (CEQA), the CEQA Guidelines, and the City's environmental procedures, and has been found to be exempt from CEQA under Section 15332 for In-Fill Developments.
- D. The project, as conditioned, is consistent with Chapter XII, Article 3 Transportation System Management, of Title 13 of the Costa Mesa Municipal Code in that the development project's traffic impacts will be mitigated by the payment of traffic impact fees.

EXHIBIT "B"**CONDITIONS OF APPROVAL (if project is approved)**

- Plng.
1. The property address (257 16th Place) and individual units (A, B, and C), shall be blueprinted on the site plan and on all floor plans in the working drawings as part of the plan check submittal package.
 2. Prior to issuance of building permits, applicant shall contact the US Postal Service with regard to location and design of mail delivery facilities. Such facilities shall be shown on the site plan, landscape plan, and/or floor plan.
 3. The final map shall show easements or other provisions for the placement of centralized mail delivery units, if applicable. Specific locations for such units shall be to the satisfaction of the Planning Division, Engineering Division, and the US Postal Service.
 4. The subject property's ultimate finished grade level may not be filled/raised in excess of 30" above the finished grade of any abutting property. If additional fill dirt is needed to provide acceptable onsite stormwater flow to a public street, an alternative means of accommodating that drainage shall be approved by the City's Building Official prior to issuance of any grading or building permits. Such alternatives may include subsurface tie-in to public stormwater facilities, subsurface drainage collection systems and/or sumps with mechanical pump discharge in-lieu of gravity flow. If mechanical pump method is determined appropriate, said mechanical pump(s) shall continuously be maintained in working order. In any case, development of subject property shall preserve or improve the existing pattern of drainage on abutting properties.
 5. To avoid an alley-like appearance, the driveways shall be developed without a center concrete swale. Design shall be approved by the Planning Division.
 6. Demolition permits for existing structures shall be obtained and all work and inspections completed prior to final building inspections. Applicant is notified that written notice to the Air Quality Management District may be required ten (10) days prior to demolition.
 7. No modification(s) of the approved building elevations including, but not limited to, changes that increase the building height, removal of building articulation, or a change of the finish material(s), shall be made during construction without prior Planning Division written approval. Failure to obtain prior Planning Division approval of the modification could result in the requirement of the applicant to (re)process the modification through a discretionary review process such as a design review or a variance, or in the requirement to modify the construction to reflect the approved plans.
 8. The applicant shall contact the current cable company prior to issuance of building permits to arrange for pre-wiring for future cable communication service.
 9. The conditions of approval and summary of code requirements and special district requirements of Planning Application PA-07-53 shall be

blueprinted on the face of the site plan as part of the plan check submittal package.

10. The applicant shall contact the Planning Division to arrange for an inspection of the site prior to the release of utilities. This inspection is to confirm that the conditions of approval and code requirements have been satisfied.
11. Show method of screening for all ground-mounted equipment (backflow prevention devices, Fire Department connections, electrical transformers, etc.). Ground-mounted equipment shall not be located in any landscaped setback visible from the street, except when required by applicable uniform codes, and shall be screened from view, under the direction of Planning staff.
12. Block walls shall be provided on all interior lot lines, subject to approval by the Planning Division. The wall(s) shall have a finished quality on both sides. Where walls on adjacent properties already exist, the applicant shall work with the adjacent property owner(s) to prevent side-by-side walls with gaps in between them. Block walls visible from the street shall be decorative block and set back from adjacent sidewalks to provide a landscape planter area, subject to approval by the Planning Division.
13. Decorative paving shall be provided within the 20-foot setback at the driveway entry area. This condition shall be completed under the direction of Planning Division.
14. Homeowners Association CC&Rs shall include a requirement that residents park in garages.
15. Grading, materials delivery, equipment operation, and other construction-related activity shall be limited to between the hours of 7 a.m. and 8 p.m., Monday through Friday, and 8 a.m. to 6 p.m. Saturday. Construction is prohibited on Sundays and federal holidays. Exceptions may be made for activities that will not generate noise audible from off-site, such as painting and other quiet interior work.
16. Applicant shall provide proof of establishment of a homeowner's association prior to release of any utilities.
17. All backflow prevention devices, transformers, and other utility equipment shall be placed behind the 20-foot setback line, and shall be screened from view in a manner approved by the Planning Division.
18. Maintain the public right-of-way in a "wet-down" condition to prevent excessive dust and promptly remove any spillage from the public right-of-way by sweeping or sprinkling.

Eng

This project consists of removing the existing dilapidated residence and building one 1 bedroom and two 2 bedroom condos on the 50'x135' R3 lot. It has been designed to conform to the city's residential design guidelines as much as possible while meeting the constraints of parking and open space – which are very constraining on this narrow lot. We intend to create visual interest with the generous use of offsetting building planes, bay windows, shutters, horizontal siding, plant shelves, and architectural mouldings.

As a builder, we strive to utilize best building practices and to incorporate as many energy efficient technologies as possible. For example, tankless water heaters and structured wiring are standard in our homes and our use of fluorescent and natural lighting help us exceed title 24 energy efficiency requirements.

It is our hope that, by increasing the property values of the area, this project will encourage further investment in the area by our neighboring property owners. In the long run, we hope to establish a reputation as one of orange county's premiere, environmentally responsible custom home builders. The current real estate market poses difficult challenges for builders but we are up to the challenge and are looking forward to building in the builder friendly environment of Costa Mesa.

MAVERICK WOODWORKING

High Quality Custom Home Builders

16252-C Construction Circle, Irvine, CA 92606

General Building Contractor, License #B769804

Shop (949)559-6908, Office (949)646-3960, Fax (949)631-8247

1/24/2008

City of Costa Mesa
Planning Commission

RECEIVED
CITY OF COSTA MESA
DEVELOPMENT SERVICES DEPARTMENT

JAN 24 2008

RE: 257 E 16th Place

This project consists of removing the existing dilapidated residence and building one 1 bedroom and two 2 bedroom condos on the 50'x135' R3 lot. It has been designed to conform to the city's residential design guidelines as much as possible while meeting the constraints of parking and open space – which are particularly constraining on this narrow lot. We intend to create visual interest with the generous use of offsetting building planes, bay windows, shutters, horizontal siding, plant shelves, and architectural mouldings. By adding market-rate affordable “for sale” housing stock to an area that is predominantly multi-family we will also be helping the city of Costa Mesa reduce it's disproportionate percentage of renter occupied units.

As a builder, we strive to utilize best building practices and to incorporate as many energy efficient technologies as possible. For example, tankless water heaters and structured wiring are standard in our homes and our use of fluorescent and natural lighting help us exceed title 24 energy efficiency requirements. By building homes of the highest quality and detail, it is our hope that this project will encourage further investment in the area by our neighboring property owners. In the long run, we hope to establish a reputation as one of orange county's premiere, environmentally responsible custom home builders. Although the current real estate market poses difficult challenges for builders, we are up to the task and are looking forward to building in the builder friendly environment of Costa Mesa.

Requested compromises for 257 E. 16th place

1. Minor design review: 80% second floor ratio and 10' average side setback. It was necessary to locate the building at the 5' side setback line due to the narrow lot size (50'). We will still provide visual articulation on this side with the use of foam window sills and trim, belly band, and pot shelves. Inspection of the neighborhood will confirm that our proposed structure would be the least boxy home on the entire block. (see attached pictures)

2. **25' turning radius:** We have widened the garage doors which reduces the requirement to 23'. There is a 3' wide grass area at the side property line which is bordered with a 5" low curb which would allow the front or rear of a vehicle to overhang it during a turn-around. So effectively we have 24'-3" of turnaround although officially it is 21'-3". This area could be paved to bring up the official turn around space but then I would need to ask for a variance to have 39% open space. (I would be ok with this.) Finally, the consumers who purchase the back condos will have been able to see for themselves whether the turn around distance is acceptable to them or not before they decide to purchase.
3. **Minor Modification for a 10' drive way width:** This is necessary due to the narrowness of the lot. There are only two units which have a total of 3 bedrooms that this driveway serves.
4. **Parkway landscape widths:** It is not possible to meet this rule on a 50' lot nor do I feel it is necessary. Designing this project within the cities constraints on the narrow lot has already caused the structure to occupy less than 30% of the existing lot space. Thus the concern of over structure density should be relieved since it is so low.

Thank you for reviewing our project and allowing us the opportunity to help make the city of Costa Mesa even more beautiful. I hope this will become the first of many beautiful homes that we will build in Costa Mesa. The more smoothly and efficiently this process goes, the greater the number of financially viable projects there will be to do – which creates a win-win situation between the city and its builders. Please contact me any time to discuss this project (or other projects). Thank you.

Sincerely,



John Steed
Owner, Maverick Woodworking
Cell 949-697-5652

257 E. 16th place

Left
neighbor
↓

Right
neighbor
↑



15

← my house

- Sellers painted the outside but the inside is original - including the kitchen. A couple boot-leg room additions are approx. 20 years old.

— we will put in a side walk here

— if city & edison permits us, we would like to "underground" the electric service here.

Left side neighbor

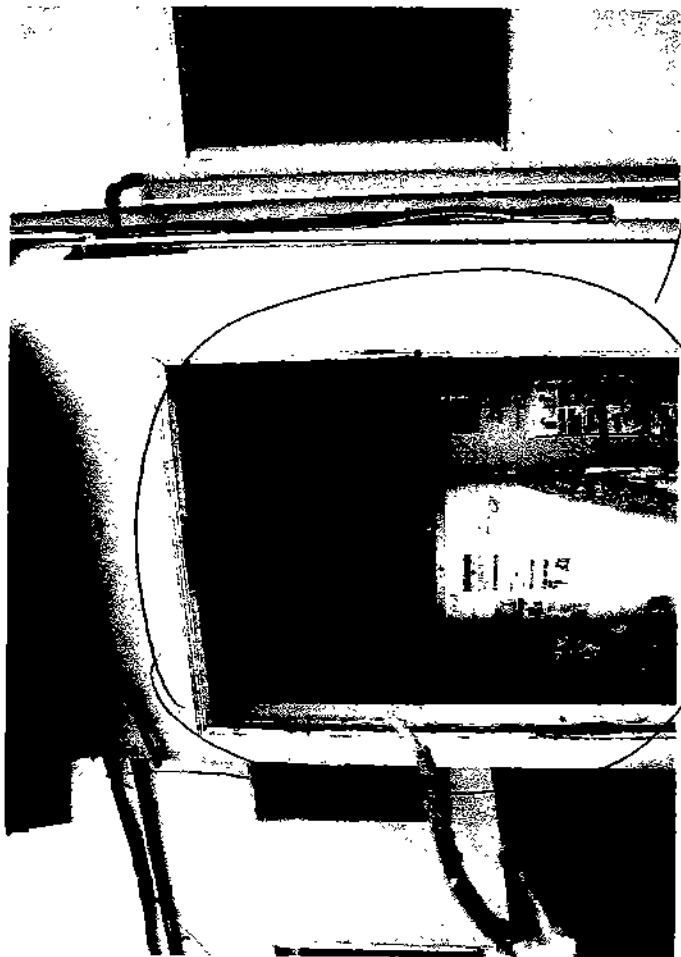
- a pair of 4-plex rentals
- hardly any "open space" on this property

E 16th St

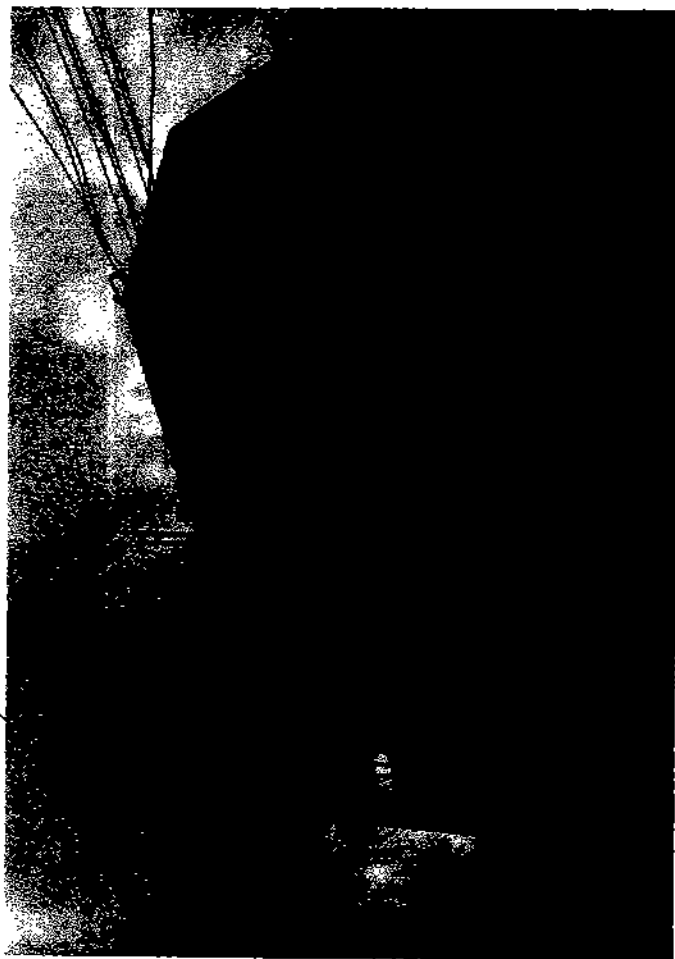


Right Side Neighbor

- Run down apartment building
- Water heater door fell off and is leaning against fence



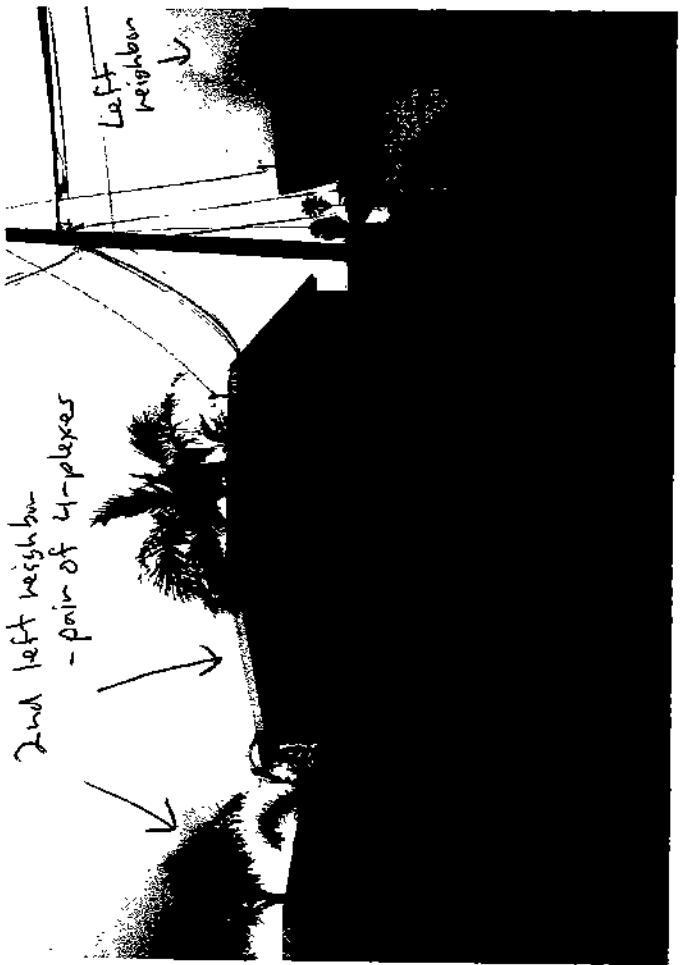
16



4th left neighbor
- pair of boxy 4-plexes



3rd left neighbor
- pair of boxy 4-plexes



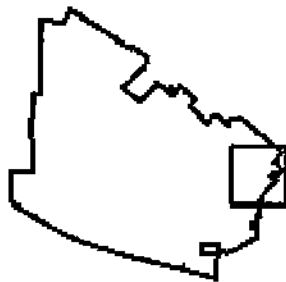


└ narrow drive serving 4 units

City of Costa Mesa

257 16TH PLACE - [Created: 2/22/2008 12:19:07 PM] [Scale: 174.44] [Page: 8.5 x 11 / Landscape]

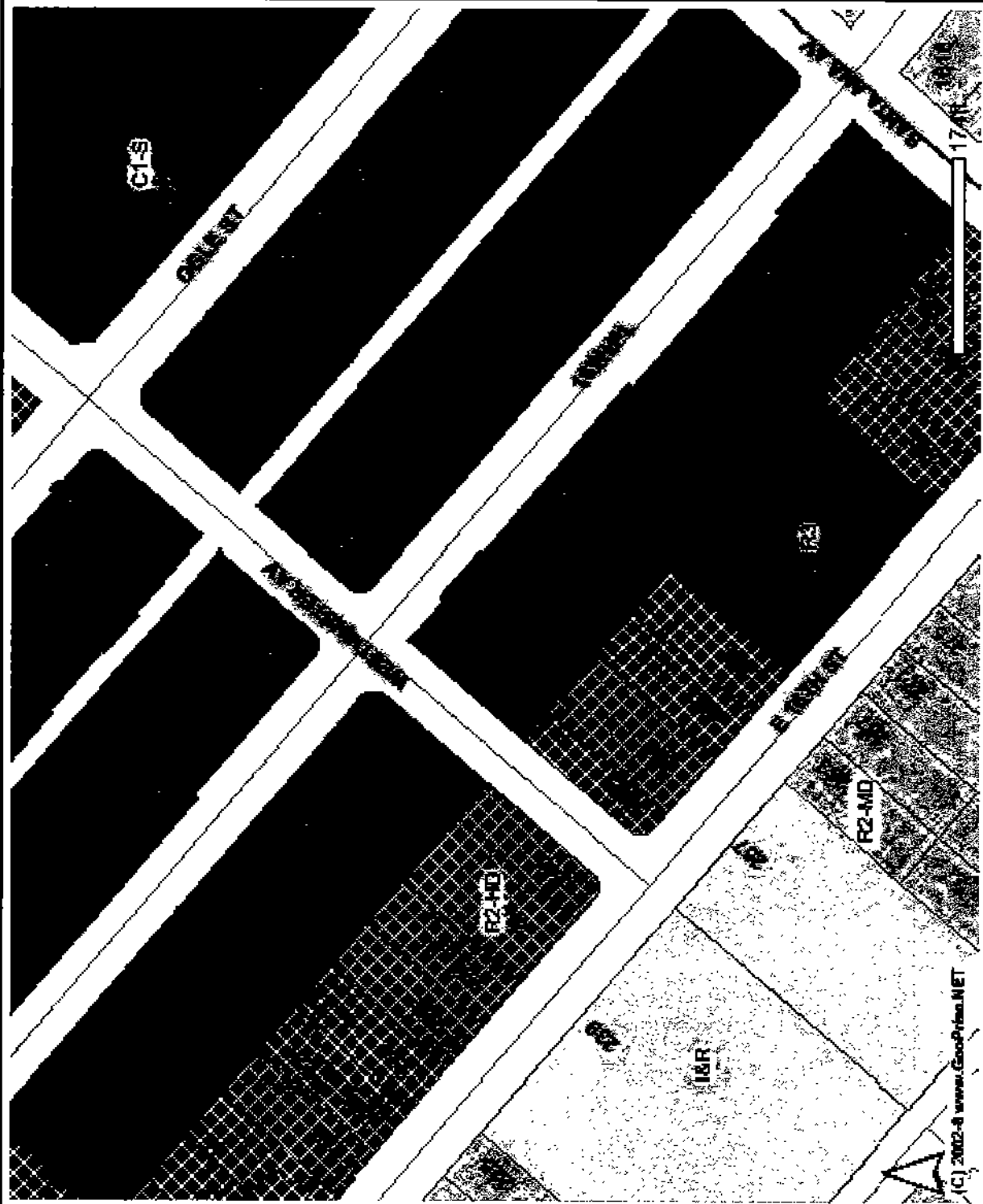
Overview Map



Legend

Address Medium	Primary
Address Points	SECONDARY
Freeway	RV
Roads	Waterway
Collector	Lines
Freeway	Hydrology
Major	Channel
Newport BLVD (cont)	Names

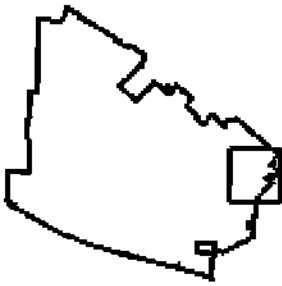
Map Display



City of Costa Mesa

257 16TH PLACE - [Created: 2/22/2008 12:20:14 PM] [Scale: 108.51] [Page: 8.5 x 11 / Landscape]

Overview Map



Map Display



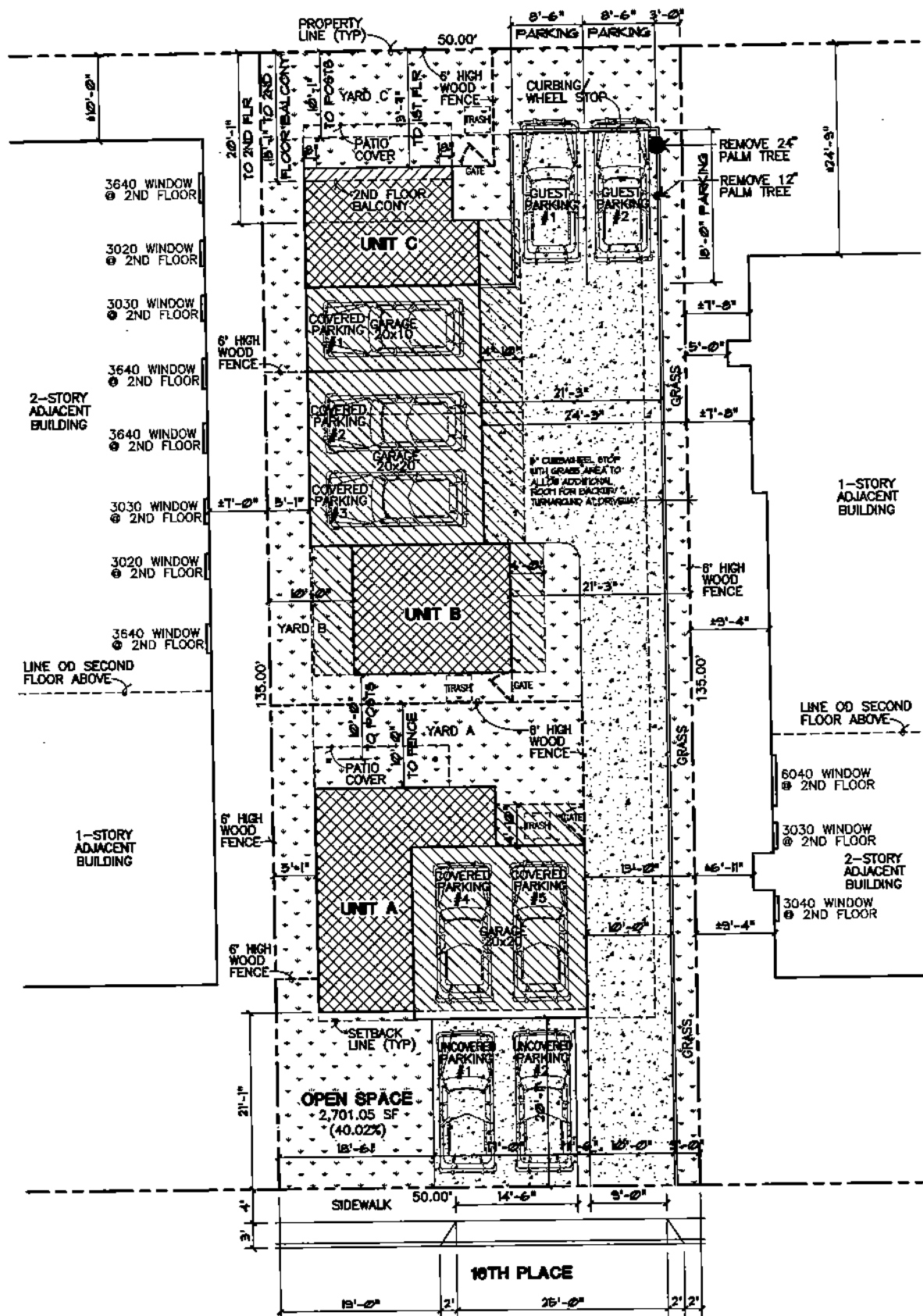
(C) 2002-8 GeoPrice.NET

Legend

Address Large	Primary
Address Points	SECONDARY
Freeway	Waterway
Roads	Lines
Collector	Hydrology
Freeway	Channels
Major	Street
Newport	Names
BLVD (cont)	

PLAN LEGEND

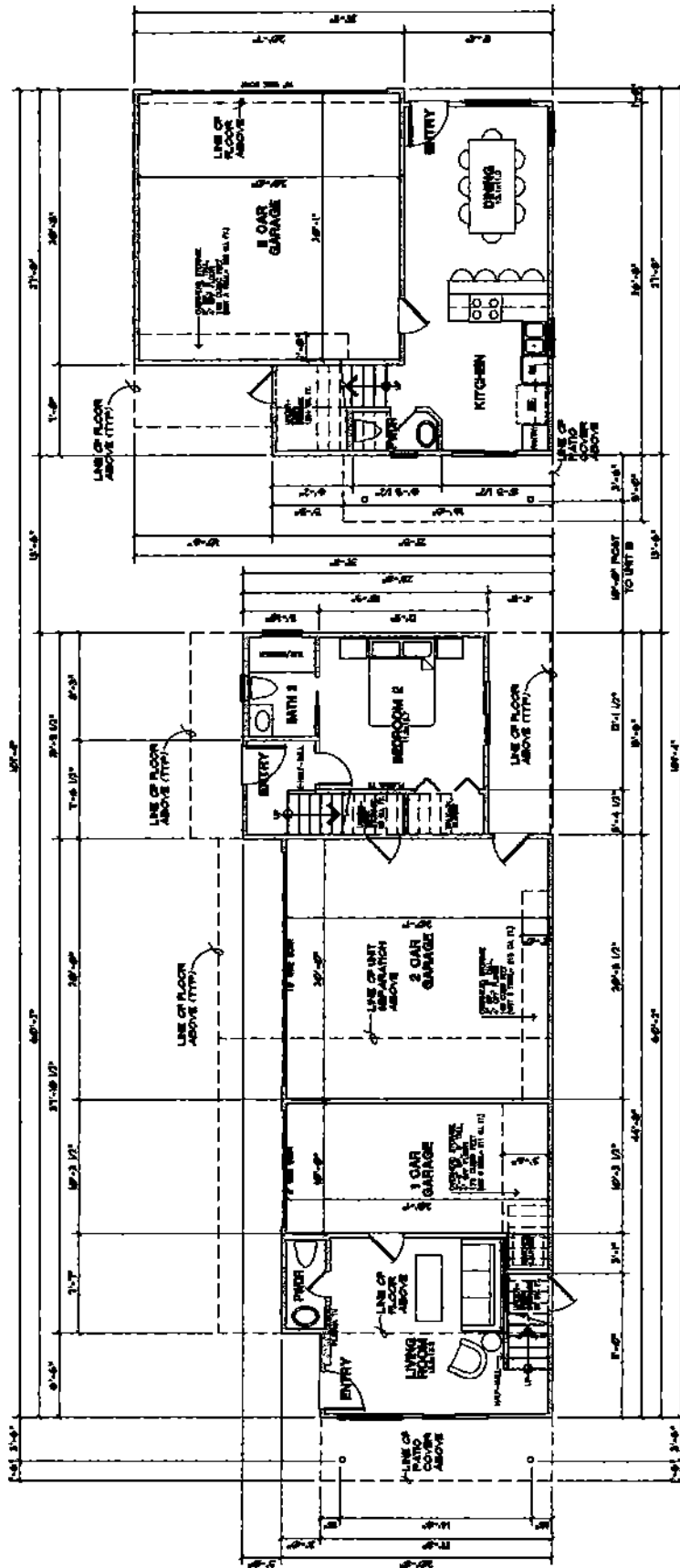
- OPEN SPACE/
LANDSCAPING
- 1ST FLOOR
- 2ND FLOOR
- CONCRETE
DRIVEWAY/
PARKING



SITE PLAN

SCALE: 1/8" = 1'

NO.	REVISION	DATE	BY
1	ISSUED FOR PERMIT	01/14/98	JSS
2	REVISED PER COMMENTS	01/14/98	JSS
3	REVISED PER COMMENTS	01/14/98	JSS
4	REVISED PER COMMENTS	01/14/98	JSS
5	REVISED PER COMMENTS	01/14/98	JSS
6	REVISED PER COMMENTS	01/14/98	JSS
7	REVISED PER COMMENTS	01/14/98	JSS
8	REVISED PER COMMENTS	01/14/98	JSS
9	REVISED PER COMMENTS	01/14/98	JSS
10	REVISED PER COMMENTS	01/14/98	JSS



SCALE: 1/4" = 1'-0"

WALL LEGEND

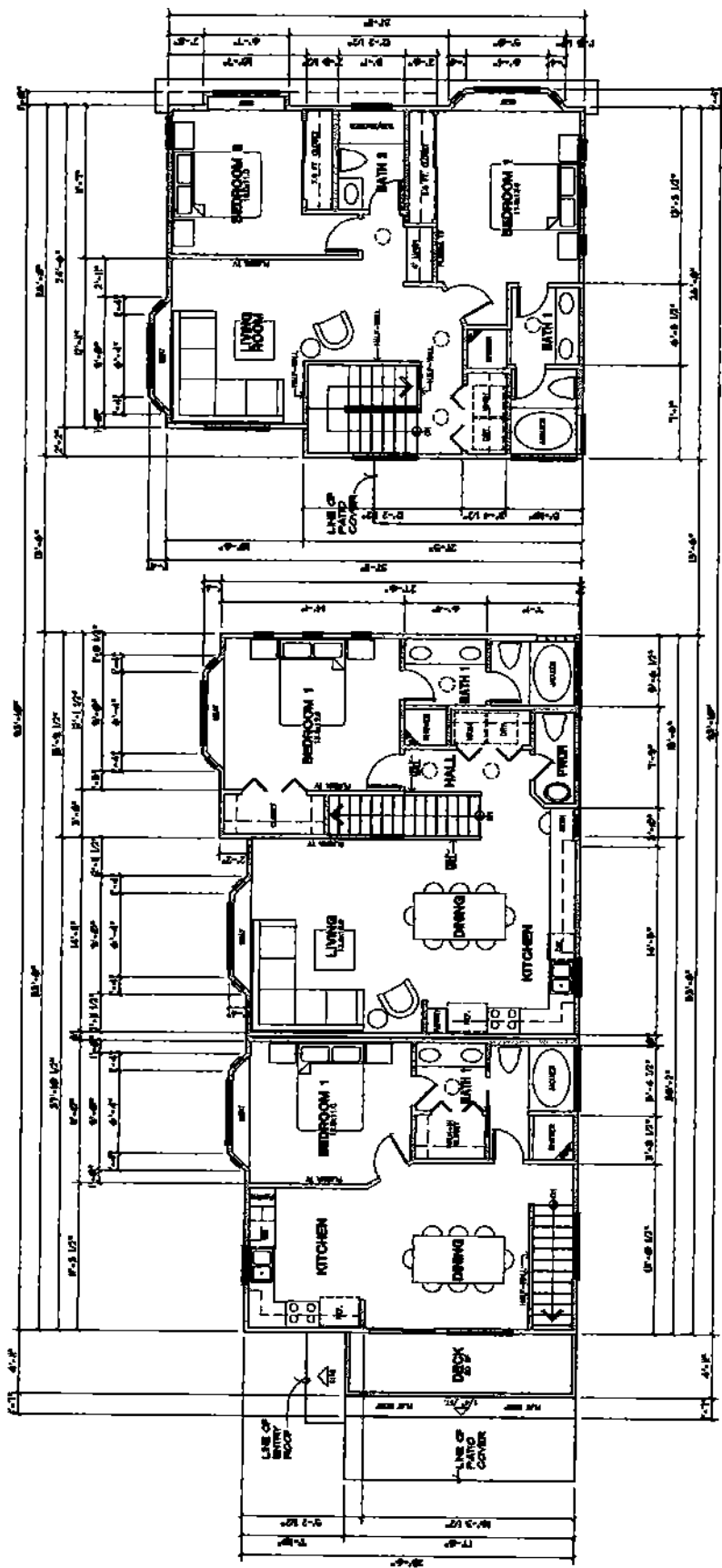
- 2x4 STUDS @ 16" O.C. U.N.C.
- 2x6 STUDS FOR PLUMBING WALLS
- MAJ.-WALL (2x4 STUDS @ 16" O.C.) WITH 2x6 WOOD CAP

FIRST FLOOR PLAN

SECOND FLOOR PLAN

JOHN WEEB
257 E. HIGH PLACE
COSTA MESA, CA 92627
(949) 497-5532

NO.	REVISION	DATE	BY	CHKD.
1	ISSUED FOR PERMIT	01/14/00	JW	AW
2	REVISED	01/14/00	JW	AW
3	REVISED	01/14/00	JW	AW
4	REVISED	01/14/00	JW	AW
5	REVISED	01/14/00	JW	AW
6	REVISED	01/14/00	JW	AW
7	REVISED	01/14/00	JW	AW
8	REVISED	01/14/00	JW	AW
9	REVISED	01/14/00	JW	AW
10	REVISED	01/14/00	JW	AW

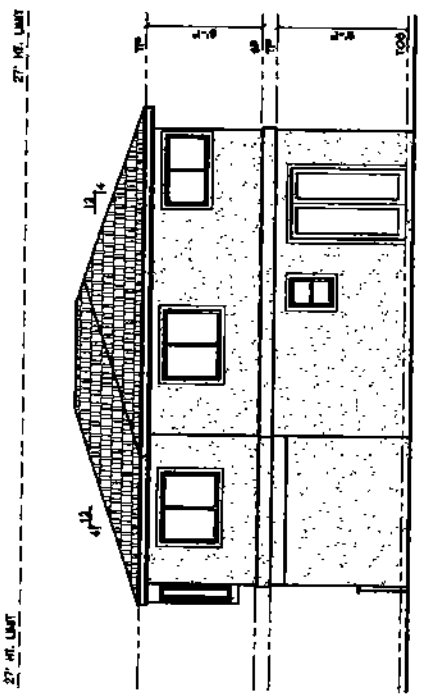


SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

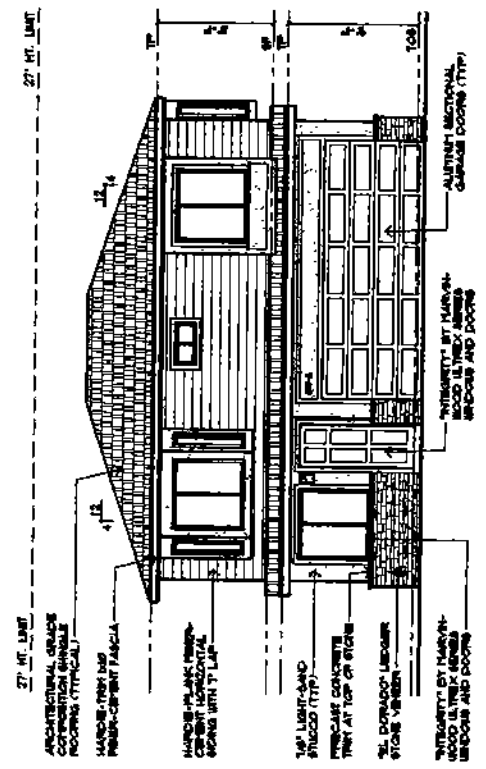
WALL LEGEND

- 2x4 STUDS @ 16" O.C. UNF.D.
- 2x4 STUDS FOR PLUMBING WALLS
- HALF-WALL (2x4 STUDS @ 16" O.C.) WITH 2x4 WOOD CAP



UNIT A REAR ELEVATION

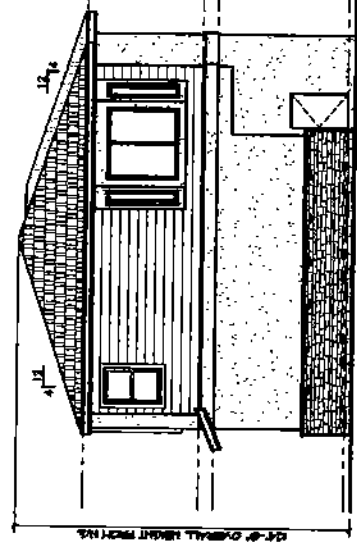
SCALE: 1/4" = 1'-0"



UNIT A FRONT ELEVATION

SCALE: 1/4" = 1'-0"

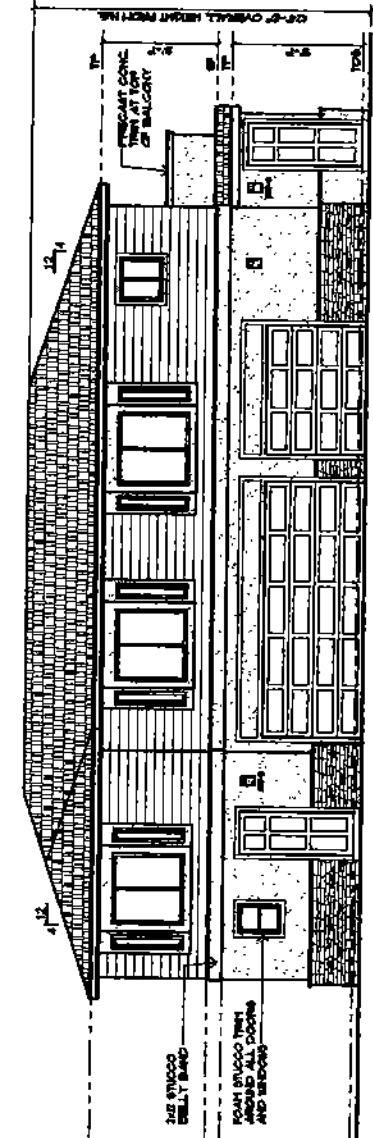
27' HT. LIMIT



DRIVEWAY VIEW (ALL UNITS)

SCALE: 1/4" = 1'-0"

27' HT. LIMIT

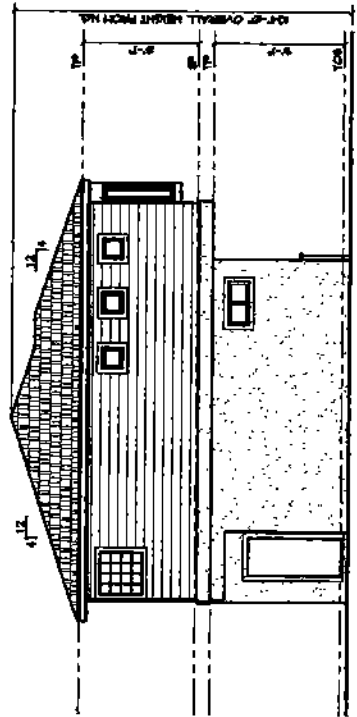


EXTERIOR
ELEVATIONS

JOHN STEED
257 E. 18TH PLACE
CROSS HICK, GA 30627
(949) 887-5652

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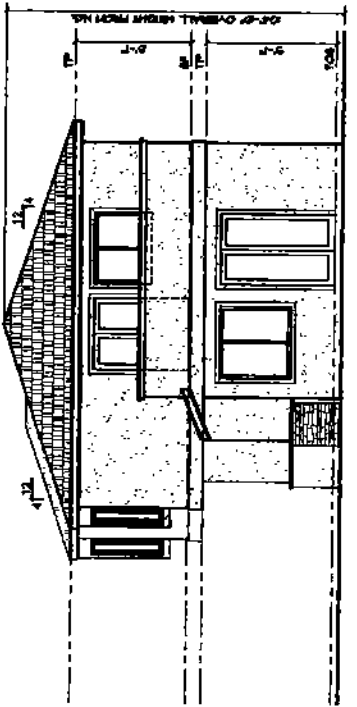
27' HT. LIMIT



UNIT B FRONT ELEVATION

SCALE: 1/4" = 1'-0"

27' HT. LIMIT

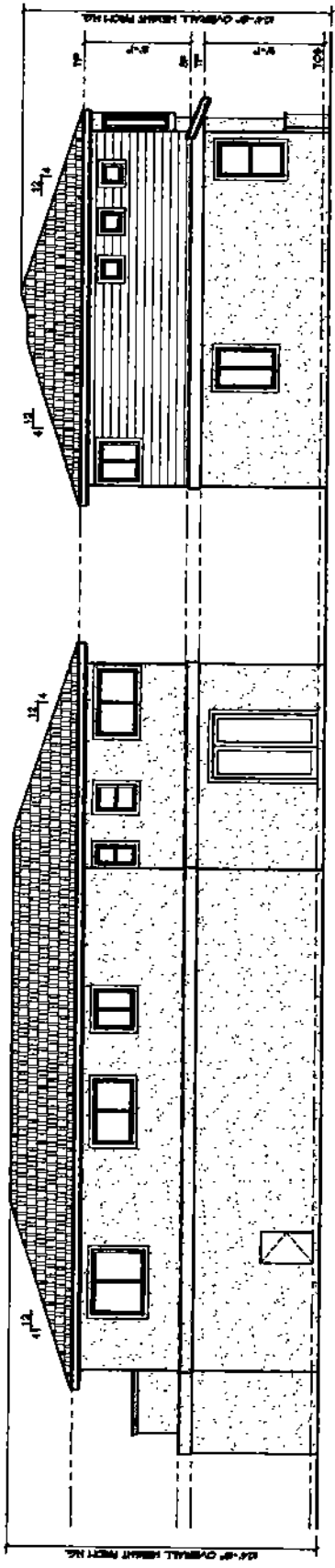


UNIT C REAR ELEVATION

SCALE: 1/4" = 1'-0"

FOR TYPICAL EXTERIOR FINISHES, REFER TO
NOTES ON ELEVATIONS, SHEET 6 OF 7.

27' HT. LIMIT



SIDEYARD VIEW (ALL UNITS)

SCALE: 1/4" = 1'-0"